

Welcome To

The Hazel

PEARSONS WOOD VIEW

WESSINGTON LANE | SOUTH WINGFIELD | DERBYSHIRE

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Development Layout

Pearsons Wood View

Wessington Lane, South Wingfield, Derbyshire, DE55 7SW

This plan is indicative and is for guidance purposes only. It does not form part of any contract or agreement and does not show ownership boundaries, easements, or wayleaves. Subject to change. For enquiries regarding specific details or availability, please discuss with our Sales Consultant.

Ash 3 bedroom semi-detached home	Beech 2 bedroom semi-detached home	Cedar 4 bedroom family home
Cherry 3 bedroom semi-detached home	Chestnut 4 bedroom family home	Hazel 4 bedroom family home
Hornbeam 4 bedroom family home	Maple 4 bedroom family home	Oak 4 bedroom family home

Specification

Kitchen:

- Luxury Custom-Built by Karl Benz
- High-Spec Neff Integrated Appliances
- Quartz Worktops and Upstands
- Optional Extras on Plots that are Not Yet Built

Heating & Water:

- Gas Central
- Heating is all Multi-Zoned and Thermostatically Controlled
- Under Floor Heating to the Ground Floor and Radiators to the First Floor
- Dual Fuel Towel Radiators in Bathrooms

Flooring (included):

- Carpets: Bedrooms, Landings and Individual Living Areas – Victoria Easicare Stain Resistant – Heavy Duty, Including 10 Year Wear and Stain Warranty
- Woodstrip Laminate Flooring (Quickstep Impressive) included: Kitchen, Living/Dining Rooms and Hallway

Bathroom:

- Duravit Toilets and Basins
- Vitra Showers
- Large Shower Enclosures
- Contemporary Porcelain and Ceramic Tiles
- Hansgrohe Taps

Electrical:

- Recessed Ceiling Lights Throughout the Ground Floor and Bathrooms
- BT Fibre Ready
- Telephone Points
- Satin Chrome Sockets and Switches
- USB Integrated Plug Sockets to the Kitchen, Lounge and Bedrooms
- 3 Phase Power Supply to Each Plot

Windows:

- UPVC Energy Efficient, High-Quality Double Glazed Window with 10 Year Warranty
- Bi-Fold Doors Included with Numerous Plots
- Brushed Chrome Door Handles and Furniture

Garage:

- Lighting and Power Included

Warranty:

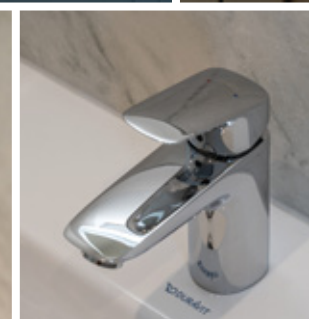
- 10 Year Build Warranty

Tenure Details and Maintenance:

- Freehold
- Site Maintenance Fee TBC

- **Some plots may vary**

Note: Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract.



Images for Illustration Purposes Only

Welcome to The Hazel

A combination of flexibility and convenience, aligned with excellence throughout its specification and spaces, the Hazel is a one-of-a-kind residence at Pearsons Wood View. This unique four bedroomed family home has the advantage of a south-facing garden, a single garage and a ground floor double bedroom with en-suite shower room, ideal for dependant relatives or teenagers.

This excellent detached home spans approximately 1356 sq.ft. (126 sq.m.) and features an outstanding living kitchen that offers versatility between its spaces to be utilised in either an open plan layout or separate areas. The dining kitchen presents an ideal place for every day living and occasional entertaining, and is appointed with a luxury Karl Benz kitchen containing Neff appliances and a central island. Adjoining the dining kitchen is a bay-windowed living room that provides the perfect retreat. In addition, there is an exceptionally spacious master bedroom suite with an en-suite shower room, two further double bedrooms and a family bathroom.

The Development & Location

Nestled within the Amber Valley, just a short distance away from the Peak District border, sits Pearsons Wood View. An exclusive development of 32 homes, Pearsons Wood View offers a range of two, three and four bedroomed residences, all with their own unique style, unified by exceptional quality. Constructed by PTA Developments, an established developer, who have a reputation for excellence in the new homes sector.

Pearsons Wood View is positioned within a wonderful setting that is bordered by countryside to the North and East of the site. Cleverly designed to make the most of the landscape views, while carefully selecting materials and technologies to achieve excellent energy efficiency, this exquisite development delivers contemporary living, which is fit for 21st-century family lifestyles. The whole site completion is projected for Autumn/Winter 2025.

The development is situated within the village of South Wingfield and has a host of neighbouring localities which offer amenities such as public houses and schooling. Alfreton town is accessible within a short drive for supermarkets, a leisure centre and shops. In addition, Matlock can also be reached within a short journey. Pearsons Wood View is perfectly positioned for those who enjoy the outdoors due to countryside walks being available from the doorstep. Local attractions such as Hardwick Hall, Heights of Abraham, Kedleston Hall and Crich Tramway Village are conveniently accessed for those family days out. From the development, the M1 provides journeys to Sheffield, Nottingham, Leeds and London. For rail journeys, Alfreton station provides links to Chesterfield, Sheffield and Nottingham, whilst Matlock station connects with Derby for onward routes to Birmingham and London.



Plot 13

Kitchen
17'5 x 11'6 (5.3m x 3.5m)



Living Room
11'10 x 11'10 (3.6m x 3.6m)





Bedroom 1
11'2 x 18'4 (3.4m x 5.6m)



Family Bathroom
7'3 x 7'3 (2.2m x 2.2m)



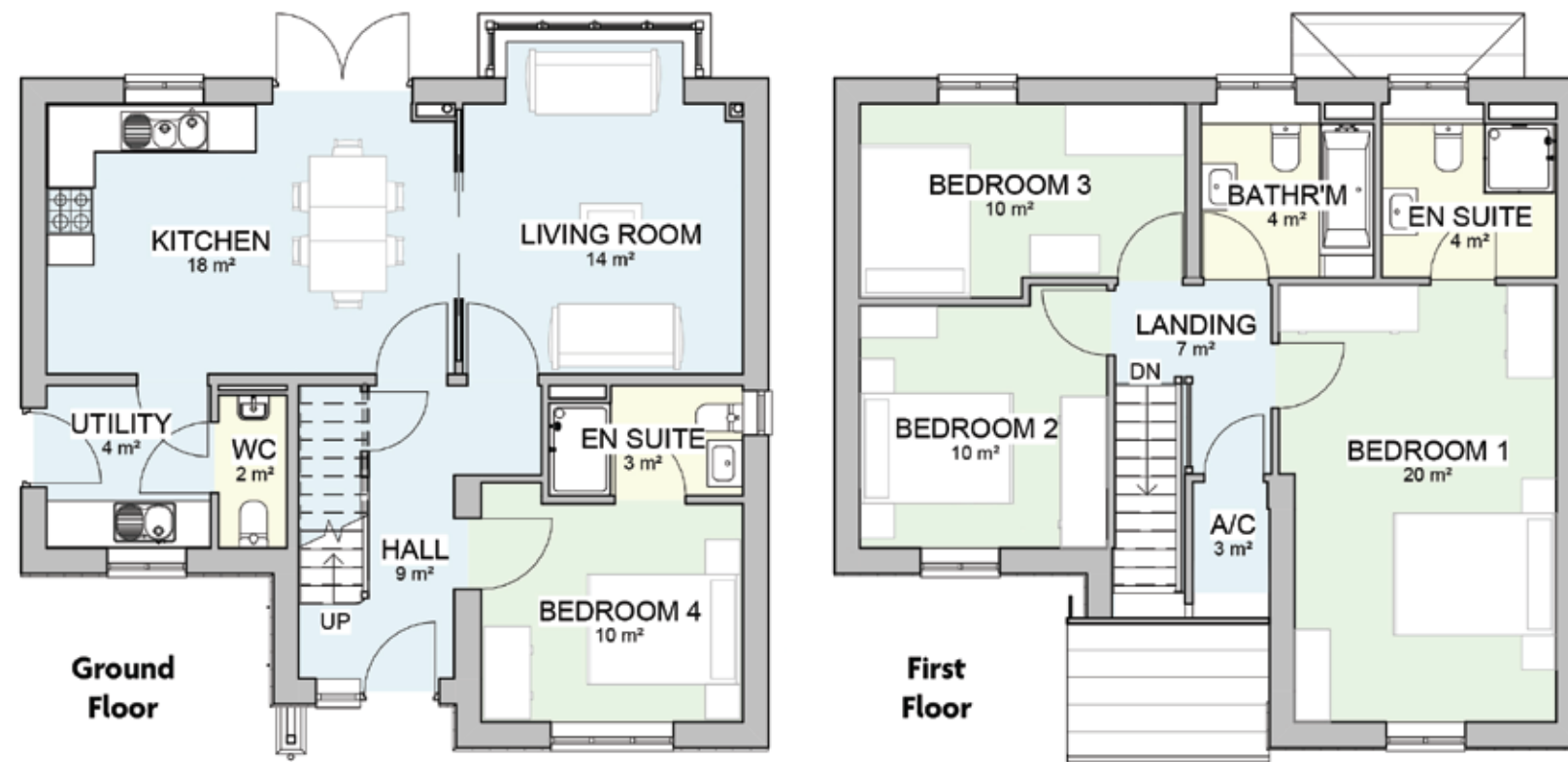
Bedroom 1 En-Suite
7'7 x 7'3 (2.3m x 2.2m)



Bedroom 2
10'6 x 10'2 (3.2m x 3.1m)

Floor Plans

Hazel



Total Square Footage
1356 sq.ft. (126 sq.m.)

Measurements are approximate and slight variations may occur during construction.

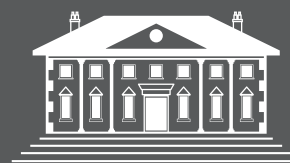
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